

Applicant Outreach Summary

1928 62nd Ave SE

Stakeholder Report Back: What we Heard

May 30, 2023

Project overview

The proposed zoning allows for a 4 unit townhome block on a corner lot, approx. 450m from the proposed Pop Davies Green Line station. The proposed design indicates upper townhouse units with a 3 bedroom, 2.5 bath floorplan, with each unit having its own private rooftop patio. In addition, each townhome is proposed to have a self-contained, 2 bedroom, 1 bath basement suite, for a total of 8 units. The facade is contextually sensitive and mirrors the raised bungalow design of the nearby existing housing stock.

Outreach overview

- We delivered flyers to nearby local residents inviting them to our project presentation.
- Our flyer was posted to the community Facebook page.
- We held a presentation as scheduled on May 2nd at the Millican Ogden community hall which lasted approx. 45 mins.

How did people hear about outreach opportunities?

- We delivered flyers to the front doors and car windshields of the nearby residents approx. 10 days before our scheduled presentation at the monthly Millican Ogden Community Association public meeting, on May 2nd 2023. In total we delivered 200 flyers, covering approximately 2 blocks in all directions from the subject site. The flyers were delivered on a Sunday afternoon and we had multiple in person conversations with nearby residents.
- A local resident posted one of our flyers to the de facto community social media page the day after we delivered them- 'The People of Ogden' on Facebook. The group is very active with some 8,000 members and daily postings/ comments.

What we asked

- Towards the end of the presentation, we asked the attendees to help us rationalize the best places to put future density within the community?

What we heard

- Ogden Road, 76th Ave and 62nd Ave were all discussed as reasonable places for additional density

What we heard, what we did

1. Building Height
2. Parking
3. Length of Project Construction

4. Backyards/ Amenity Spaces
5. Number of units

The presentation included a review of the proposed Development Permit design as it is a concurrent application. Since this is the second project of this style, being built directly across the street from our current project, we discussed all the items relative to our current design which attendees were familiar with::

- Building height
 - Parking
 - Length of Project Construction
 - Amenity Spaces
 - Number of Units
 - Traffic calming
- Very similar to the current project across the street, both of which are only 2 meters taller than the height allowed under the current zoning
 - We had a parking study completed as apart of our first project proposal, there has been no other multifamily builds nearby so the results of the parking study remain relevant- it concluded there was ample available parking. The site has 6 proposed stalls.
 - We had a building permit delay of nearly 6 six months on our last project; it was our first time building a project of this design so we have worked through the previously design issues
 - Amenity spaces have been doubled via the rooftop patios
 - The number of units is reasonable given the proximity to Greenline; we explained that smaller units means more affordable housing, capacity to house a conventional family and a single person/ couple, ect.
 - Traffic calming was being undertaken around the schools (now installed)

Next steps

Given this is a concurrent application, we presented the fulsome content of both applications. By the time the Q&A was finished, we covered a lot of ground. People were amicable for the most part.

There will be no further engagement as the proposed design does addresses, to some extent, all the concerns raised.

Summary of Input

See above.

Verbatim Comments

I was presenting alone, I was not able to record verbatim comments.